

Cedar Hill Shopping Center

PROPOSED NEW PAD SPACE AVAILABLE

525 Cedar Hill Ave, Wyckoff, NJ 07481



PROPOSED RENDERING



**Regency[®]
Centers.**
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The Location

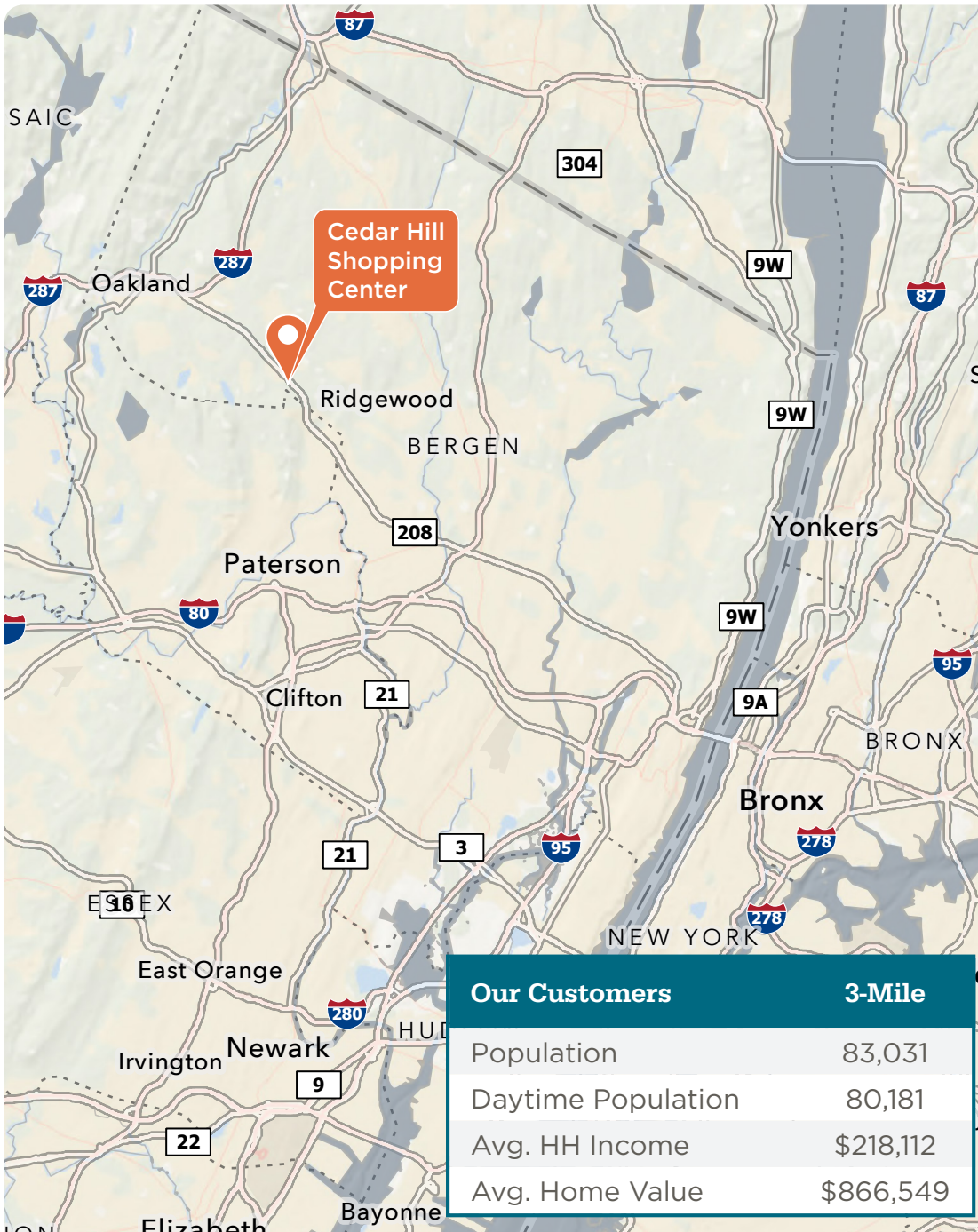
Embedded in the Wyckoff, NJ Community

Cedar Hill Shopping Center is a vibrant retail hub anchored by Walgreens and home to a dynamic mix of national, regional, and local tenants. A new **3,720 SF divisible pad site** is now available in a prime, high-visibility location, offering an exceptional opportunity for retailers seeking strong exposure and foot traffic.

Why this location?

- **High Volume Traffic** — 1.1M annual visits from 118.5K visitors
- **Easily Accessible** — Direct access from Highway 208 with 34K VPD visibility
- **Strong Tenant Mix** — Diverse merchants at the center including restaurants, fitness, salons, and offices
- **Affluent Customer Base** — 40% Power Elite (wealthy, highly educated professionals)

Seize the opportunity to join a well-established center in one of Bergen County's most desirable retail markets.



The Location

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The Market

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	1-Mile Radius	3-Mile Radius	5-Mile Radius	10-Min Drive
Population	7,975	83,031	313,217	151,112
Total Daytime Population	7,775	80,181	290,740	144,572
Average Household Income	\$252,934	\$218,112	\$171,096	\$196,572
Average Home Value	\$1,011,786	\$866,549	\$766,735	\$793,150
Bachelor's Degree or Higher	61%	63%	49%	59%



The trade area is characterized affluent demographics, with **Ultra Wealthy Families*** comprising over 64% of visitors and **Upper Suburban Diverse Families*** making up over 11%. These family-centered shoppers make it an ideal location for luxury retailers and lifestyle services to thrive.

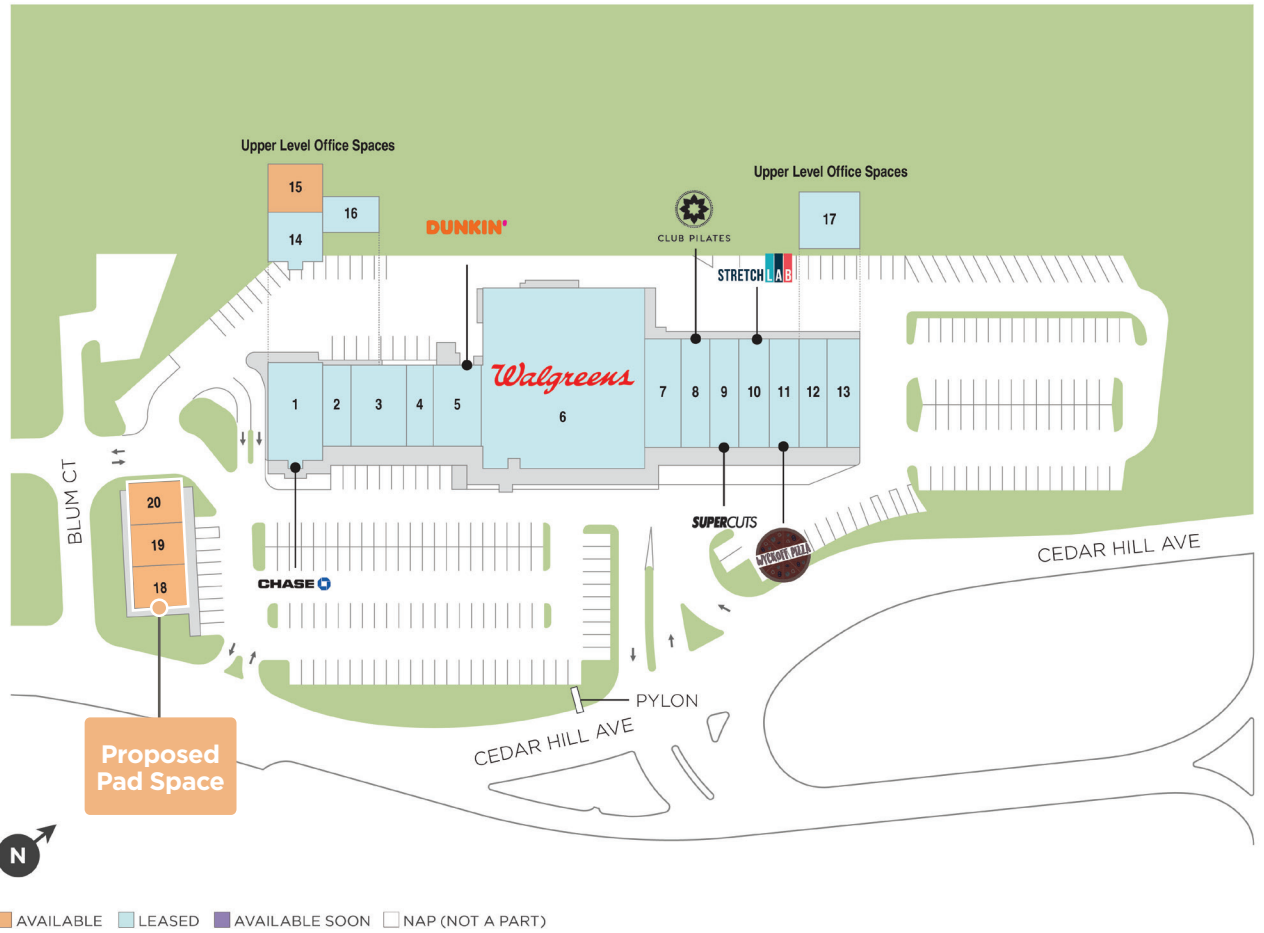
Source: 2025 Experian Mosaic

Demographic Snapshot

Center Size: 43,370 SF

AVAILABLE		SF
15	AVAILABLE (OFFICE)	1,500
18	NEW PAD SPACE AVAILABLE	1,240
19	NEW PAD SPACE AVAILABLE	1,240
20	NEW PAD SPACE AVAILABLE	1,240

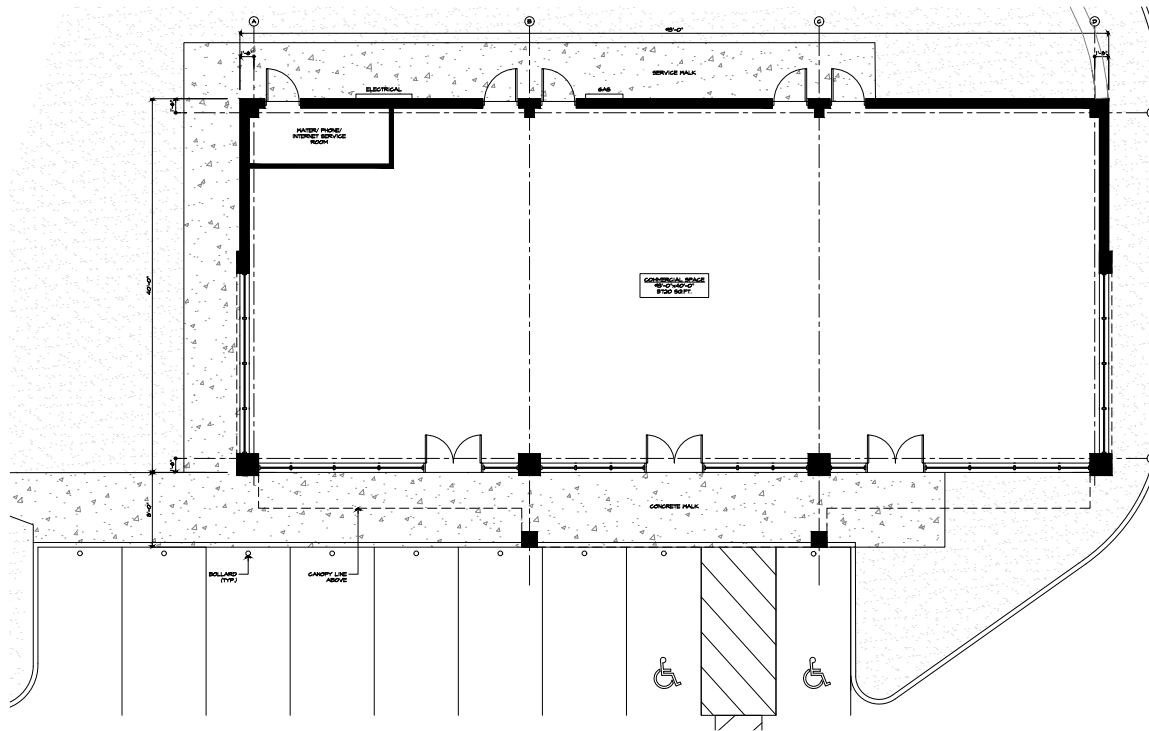
LEASED		SF
01	JPMORGAN CHASE BANK	3,000
02	CEDAR HILL HOT BAGELS	1,100
03	TEDDY'S FRENCH CLEANERS	2,520
04	A&S FOOD MARKET	1,200
05	DUNKIN DONUTS	2,400
06	WALGREENS	15,960
07	PERSPIRE SAUNA STUDIO	2,025
08	CLUB PILATES	1,760
09	SUPERCUTS	1,760
10	STRETCHLAB	1,760
11	WYCKOFF PIZZA & RESTAURANT	1,760
12	IVY REHAB	1,760
13	WISTERIA NAILS	1,760
14	BR HOLISTIC HEALING (OFFICE)	1,500
16	525 OFFICE LLC (OFFICE)	600
17	HMS GLOBAL HOLDINGS, LLC (OFFICE)	1,005



Leasing Plan

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Proposed Renderings

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About Regency

For 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 26 regional offices, and properties in most major U.S. markets.

We focus on **Merchandising** in order to find the right mix of the best operators and unique retailers to increase consumer interest.

We considerably incorporate **Placemaking** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **Connecting** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.

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